

11, Smeaton Court, Hertford

SG13 7AL

Asking Price £240,000

stevenoates.com







11 Smeaton Court, Hertford, Herts, SG13 7AL

Steven Oates are delighted to present this well-appointed one-bedroom first floor apartment, ideally positioned within easy reach of Hertford East Train Station and Town Centre and its excellent range of shops, restaurants, cafés and local amenities. Offering approximately 500 sq ft of well-planned accommodation, the property comprises an entrance hallway, a spacious open-plan lounge/kitchen/dining area with direct access to a private balcony, a generous double bedroom with fitted wardrobes and a modern bathroom suite. Further benefits include a lift serving the block, an underground allocated parking space and well-maintained communal gardens. Ideally suited to first-time buyers looking to get onto the property ladder or investors seeking an attractive buy-to-let opportunity, this apartment offers convenient and well-connected living in a desirable Hertford location.

Smeaton Court is a popular riverside development, ideally situated within a short walk of Hertford Town Centre, which offers an excellent selection of shops, restaurants, cafés and traditional public houses. The development is particularly well positioned for commuters, with Hertford East railway station just a short walk away, providing regular services into London Liverpool Street via Tottenham Hale. Hertford North station is also accessible, offering further connections into London via Finsbury Park and Moorgate. The nearby River Lea and Hartham Common provide attractive open spaces for walking and outdoor recreation, whilst the town itself offers a variety of leisure facilities, historic attractions and everyday amenities. For road users, the A10 and A414 are both conveniently accessible, providing links to surrounding towns and the wider motorway network.A particularly convenient location, combining riverside surroundings with excellent transport connections and easy access to everything Hertford has to offer.

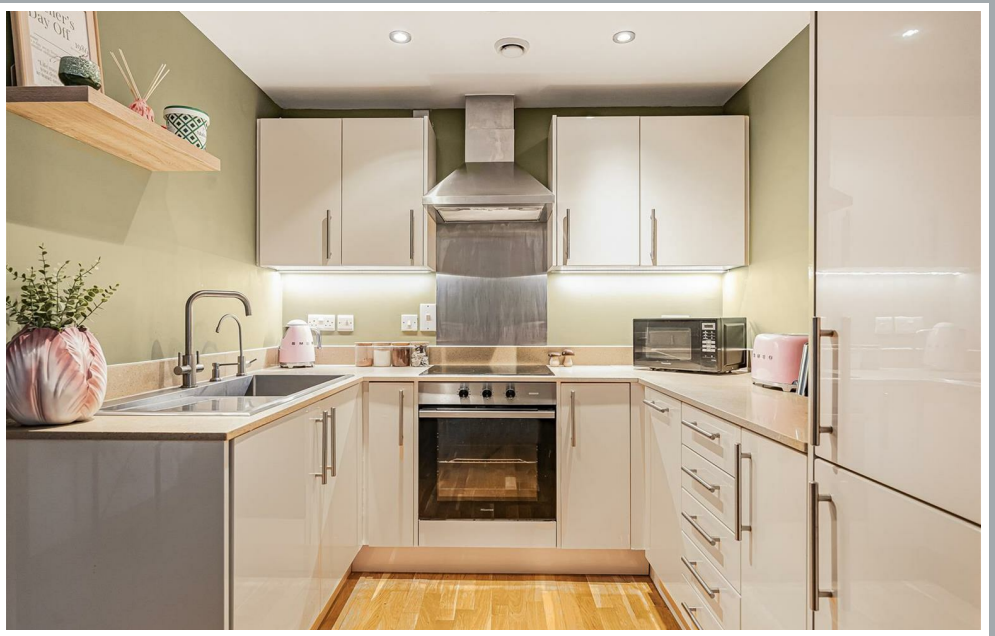


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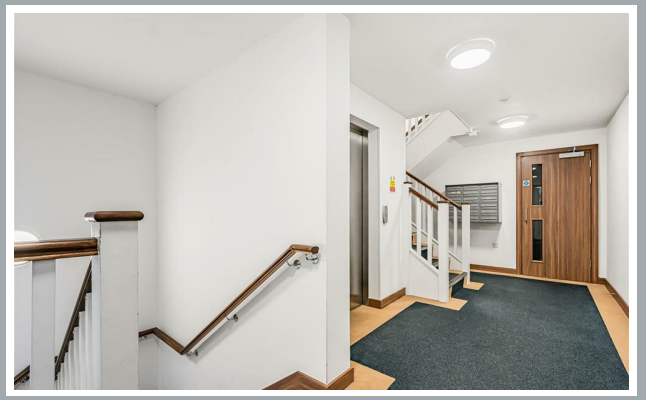


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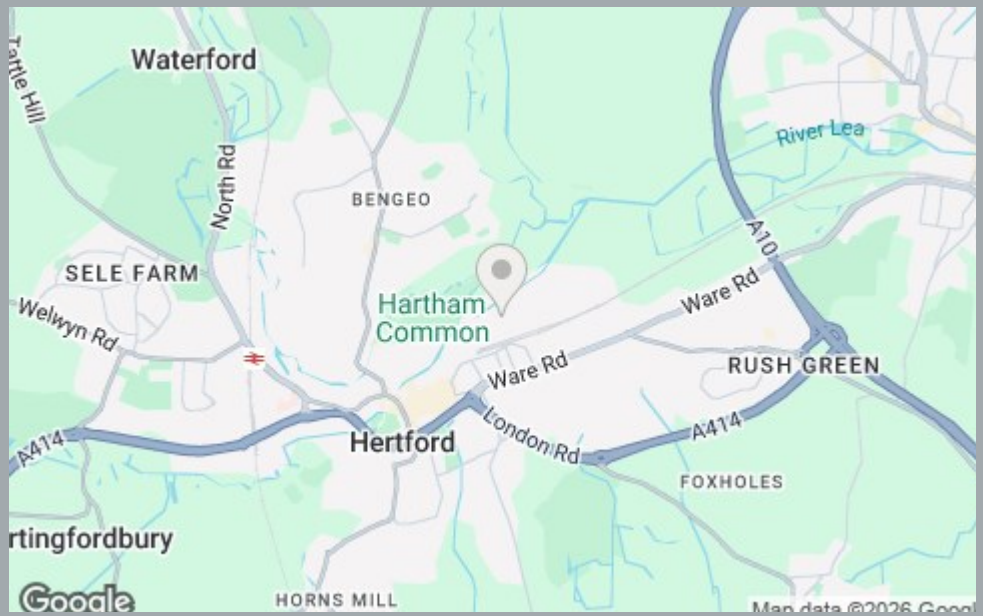


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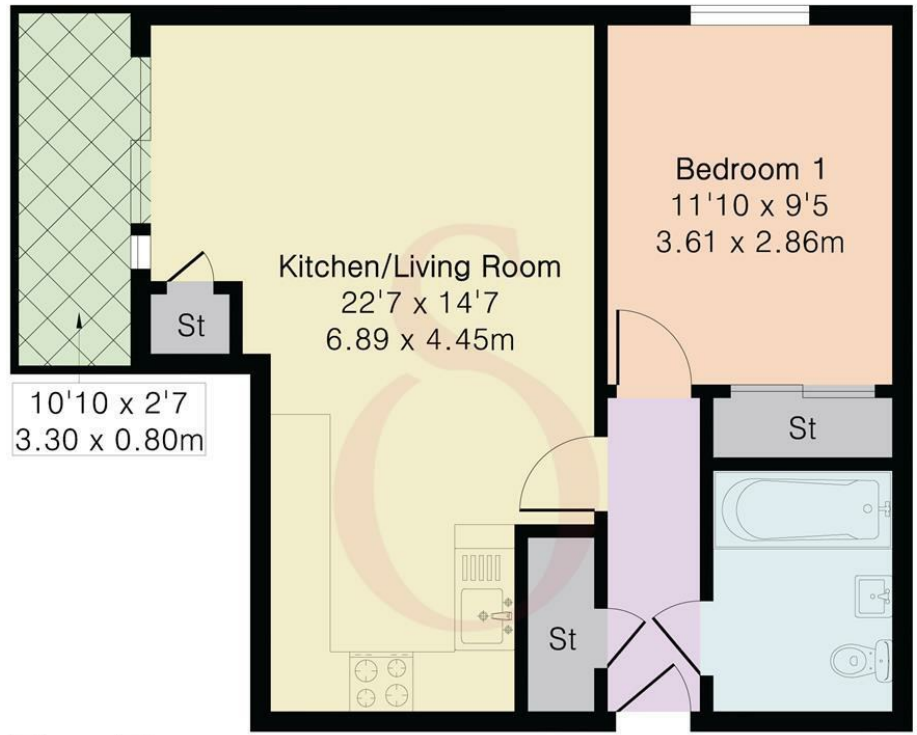






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Approximate Gross Internal Area 505 sq ft - 47 sq m



First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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